

**STANDARD APPLICATION**  
**Harford County**  
**Board of Appeals**  
Bel Air, Maryland 21014

DEC 21 2007

Case No. 5637  
Date Filed 11/16/07  
Hearing Date \_\_\_\_\_  
Receipt \_\_\_\_\_  
Fee \$ 450.00

*Shaded Areas for Office Use Only*

**Type of Application**

- ☒ Administrative Decision/Interpretation  
☐ Special Exception  
☐ Use Variance  
☐ Change/Extension of Non-Conforming Use  
☐ Minor Area Variance  
☐ Area Variance  
☐ Variance from Requirements of the Code  
☐ Zoning Map/Drafting Correction

**CASE 5637 MAP 56 TYPE Special Exception**

**ELECTION DISTRICT 03 LOCATION 108 Plumtree Road, Bel Air 21015**

**BY Park Centre/Plumtree LLC, 8601 Robert Fulton Drive, Columbia 21046**

Appealed because a special exception pursuant to Section 267-53H(9)(b) to permit a Health Services and medical clinic and a special development pursuant to Section 267-43B(5) to permit a bank in an RO/Residential Office District requires approval by the Board. The Applicant further requests a variance pursuant to Section 219-13B(1) and (2) to allow the proposed buildings to have more than one wall sign (five proposed), to be more than 4 square feet in sign area, and permit two freestanding signs in an RO/Residential Office District also requires approval by the Board.

**NOTE:** A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

**Owner (please print or type)**

Name Park Centre/Plumtree LLC c/o Manekin LLC Phone Number call attorney

Address 8601 Robert Fulton Drive Columbia MD 21046-2278  
*Street Number Street City State Zip Code*

Co-Applicant n/a Phone Number \_\_\_\_\_

Address \_\_\_\_\_  
*Street Number Street City State Zip Code*

Contract Purchaser n/a Phone Number \_\_\_\_\_

Address \_\_\_\_\_  
*Street Number Street City State Zip Code*

Attorney/Representative John J. Gessner, Esquire Phone Number 410-893-7500

Address 11 South Main Street Bel Air MD 21014-7776  
*Street Number Street City State Zip Code*

## Land Description

Address and Location of Property Lot 1 2.27AC 108 Plumtree Road

Parke Centre Pt 127/14

Subdivision \_\_\_\_\_

Lot Number 1

Acreage/Lot Size 2.27±

Election District 03

Zoning RO

Tax Map No. 56

Grid No. 2C

Parcel 31

Water/Sewer: Private \_\_\_\_\_ Public X

List ALL structures on property and current use: vacant

Estimated time required to present case: 30 minutes

If this Appeal is in reference to a Building Permit, state number n/a

Would approval of this petition violate the covenants and restrictions for your property? n/a

Is this property located within the County's Chesapeake Bay Critical Area? Yes \_\_\_\_\_ No X

If so, what is the Critical Area Land Use designations: \_\_\_\_\_

Is this request the result of a zoning enforcement investigation? Yes \_\_\_\_\_ No X

Is this request within one (1) mile of any incorporated town limits? Yes X No \_\_\_\_\_

## Request

see attached

## Justification

see attached

*If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)*

11 : 12/10/07  
2 : 24823  
300892

AMENDED ATTACHMENT TO  
APPLICATION OF PARK CENTRE/PLUMTREE LLC

**REQUEST.**

1. The Applicant, pursuant to Section 267- 43(B)(5) of the Harford County Zoning Code ("Zoning Code"), hereby requests special development approval to operate a bank from the subject property zoned RO, Residential Office, as shown on the attached site plan.
2. The Applicant, pursuant to Section 267- 53(H)(9)(B) of the Zoning Code, hereby requests special exception approval to operate a medical clinic from the subject property zoned RO, Residential Office, as shown on the attached site plan.
3. The Applicant, pursuant to Section 219-17 of the Harford County Sign Code ("Sign Code"), hereby requests variances from the provisions of Section 219-13 (B) of the Sign Code to erect two (2) freestanding signs, one with a sign area of eight (8) square feet and the other with a sign area of seven and one-half (7.5) square feet, two (2) wall signs each with a sign area of 33 square feet on the proposed bank building and up to three (3) wall signs each with a sign area of twenty-four (24) square feet on the proposed medical clinic building on the subject property zoned RO, Residential Office, all as shown on the attached site plan. The signs will be constructed of a non-aluminum metallic surface with acrylic lettering and will be externally illuminated.

**JUSTIFICATION.**

1. and 2. Allowing the proposed uses on the subject property as described herein will cause no adverse impact to surrounding properties. The proposed uses are compatible with uses permitted as of right in the RO district.

3. By reason of the configuration of the lot, topographic conditions or other exceptional circumstances unique to the lot, practical difficulty or unnecessary hardship results to the applicant if the requested sign variances are denied.

MD ROUTE 24

P.47  
DEED: 1208/713

5,458 S.F.  
BANK

PROPOSED STORMWATER  
MANAGEMENT

14  
SERVICE/

CONDO/LEASE LANE

PLUMTREE ROAD

P.172

P.431

P.335

P.170

-3+00

2+00

+50

-1+700

950

0+000

+50

1+000

+50

